LOT 17
IN OR 682/272
NORTH POINTE PB 5/27

**BELLINGER JOSEPH N JR & BRENDA**
925 TARPON AVE #17
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1470-0017-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 07 | SPECIAL 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

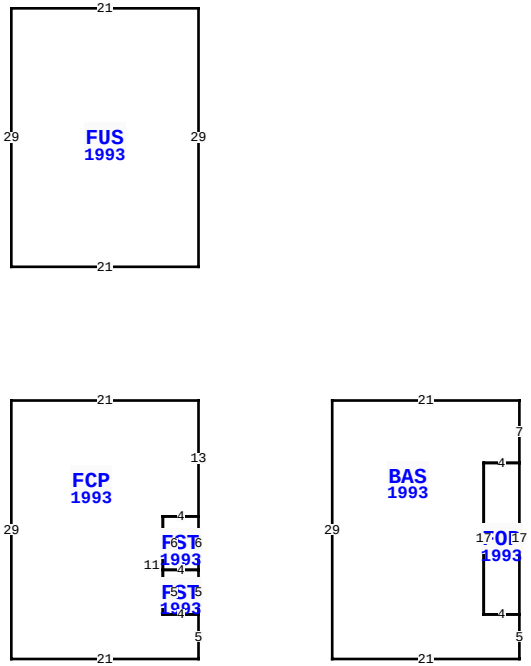
NEIGHBORHOOD/LOC 1017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 541 | 100 | 1993 | 541 | 85,914 |
| FCP | 565 | 25 | 1993 | 141 | 22,392 |
| FOP | 68 | 30 | 1993 | 20 | 3,176 |
| FST | 20 | 55 | 1993 | 11 | 1,747 |
| FST | 24 | 55 | 1993 | 13 | 2,064 |
| FUS | 609 | 100 | 1993 | 609 | 96,712 |
| TOTALS | 1,827 | | | 1,335 | 212,004 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,335 | 171.8621 | 180.46 | 240,914 | 1983 | 2000 | 0 | 0 | 0 | 12.00 | 88.00 |

1 TOWNHOUSE 100% - 2003 Heated Area: 1150 HX Base Yr 2003




925 TARPON AV 17, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 49 | 1,715 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 159.00 | SF | 13.50 | 13.50 | 100 | 2009 | 2009 | 3 | 31 | 665 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 4 | 3 | 12.00 | SF | 12.50 | 12.50 | 100 | 2009 | 2009 | 3 | 31 | 47 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 212,004 |
| TOTAL MARKET OB/XF VALUE | 2,427 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 394,431 |
| SOH/AGL Deduction | 243,417 |
| ASSESSED VALUE | 151,014 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 99,603 |
| TOTAL JUST VALUE | 394,431 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 441,328 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091622 | REPLACE DECK | 3,250 | 12/01/2009 |
| 20062355 | REPLACE BEAM | 0 | 07/11/2006 |
| 20011440 | RE-ROOF W/SHINGLS | 2,000 | 06/26/2001 |
| 20011173 | MECHANICAL REPAIR | 0 | 05/22/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0682/0272 | 6/03/1993 | WD | Q | I | | 52,500 |
| GRANTOR: ZABOREK FRANK & P | | | | | | |
| GRANTEE: BELLINGER JOSEPH JR | | | | | | |
| 0634/0528 | 8/23/1991 | WD | Q | I | | 52,500 |
| GRANTOR: COUCH CHARLES A | | | | | | |
| GRANTEE: ZABOREK E FRANK & P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N5 FST=[YR=1993] N6 W4 S6 E4 $ W4 S5 E4 $ W4 N11 E4 N13 $ PTR= E15
BAS=[YR=1993] E21 S7 FOP=[YR=1993] S17 W4 N17 E4 $ W4 S17 E4 S5 W21 N29 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $ .

## LAND DESCRIPTION

TOTAL OB/XF 2,427

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 100 | 0006 | R-2 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS